



Wycliffe Road, Norwich NR4 7DU

welcome to

Wycliffe Road, Norwich

A READY MADE INVESTMENT SOLD WITH TENANTS IN SITU AND ACHIEVING AN 8% R.O.I. AT £1200 PCM



Entrance Hall

Door to front aspect, double glazed window to rear aspect, stairs leading to first floor landing / hallway;

Landing / Hallway

Stairs leading from entrance hall, meter cupboard, airing cupboard, loft access, doors to all rooms;

Lounge

Double glazed window to front and rear aspects, gas fire, radiator.

Kitchen

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, electric oven and hob, space for fridge freezer, plumbing and space for washing machine and dishwasher, fully tiled walls, laminate flooring.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

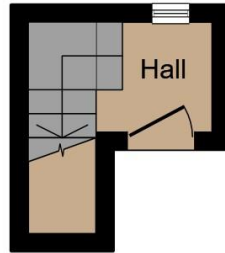
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and electric shower over, pedestal sink, low level wc, part tiled walls, laminate flooring, radiator.

External

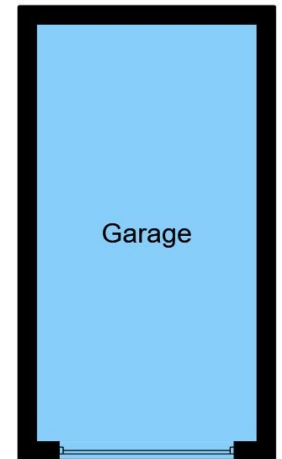
The property is approached via a pathway from the road leading to the front door. To the rear of the property is a generous sized garden which is mainly laid to lawn offering the benefit of a brick built storage shed. the property also benefits from on street permit parking.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Wycliffe Road, Norwich

- FIRST FLOOR FLAT WITHIN WALKING DISTANCE OF UEA CAMPUS
- TWO DOUBLE BEDROOMS
- GENEROUS SIZED REAR GARDEN
- ON STREET PERMIT PARKING AVAILABLE
- DOUBLE GLAZING AND GAS FITTED CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 126.36

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 May 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106795 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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